



945 UNIVERSITY AVENUE SACRAMENTO, CA 95825

OFFICE SPACE FOR LEASE

TWO-STORY PROFESSIONAL OFFICE BUILDING
WITH GROUND AND UPPER FLOOR AVAILABILITY
ON UNIVERSITY AVENUE

 **CONTACT US:**

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Lic #02347472



PROPERTY HIGHLIGHTS

4,656 SF
office building



\$2.15 PSF FS



Two-story building
with 2,328 SF per floor



PRIME LOCATION

- Situated in the Campus Commons submarket, one of Sacramento's most desirable professional office corridors
- Easy access to Highway 50, Business 80, and Downtown Sacramento
- Walking bridge access to California State University, Sacramento
- Walkable amenities including dining, retail, and banking services
- Quiet, private setting with a landscaped environment
- Prestigious University Avenue address
- Surrounded by established businesses and affluent residential neighborhoods

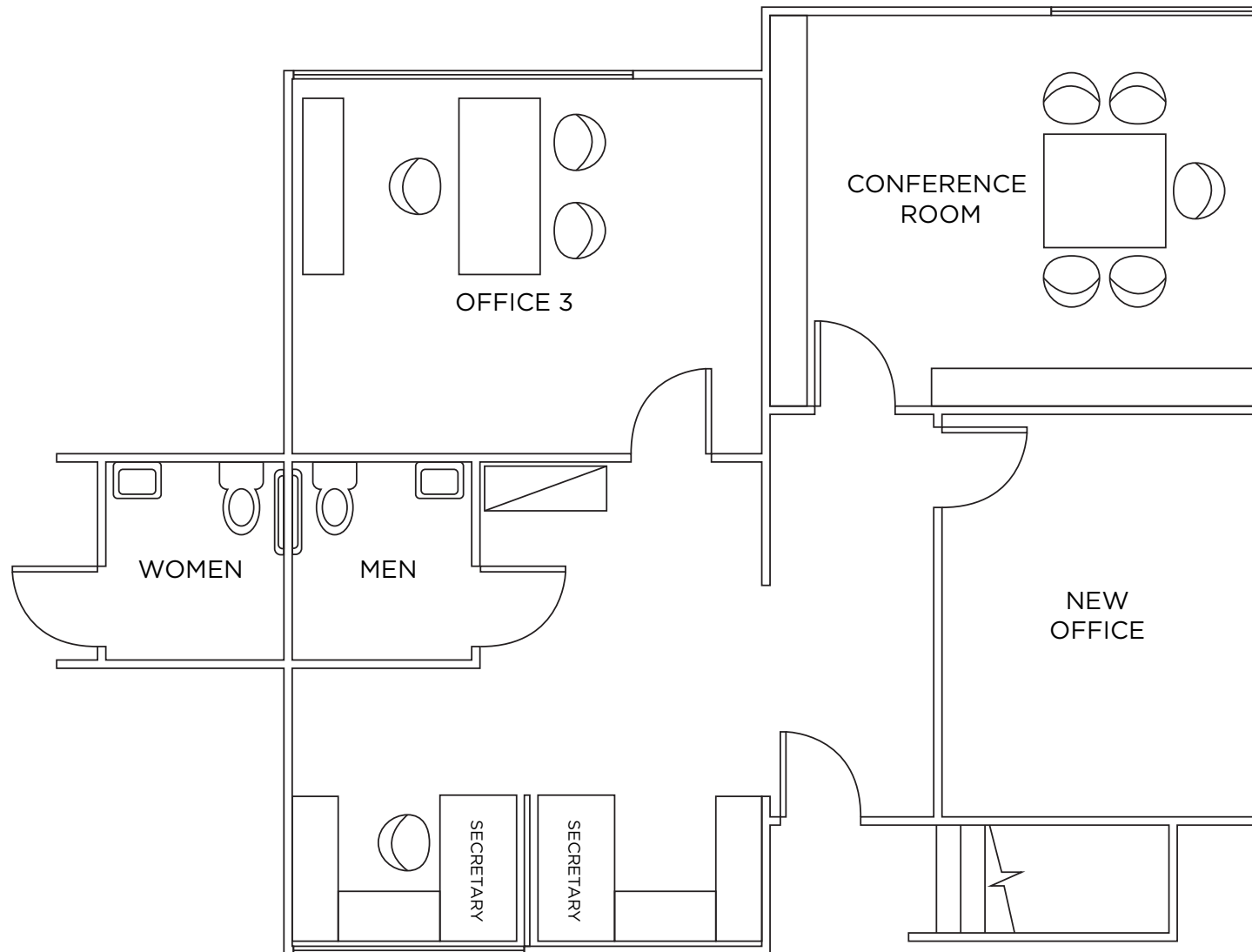
PROPERTY DETAILS

- Competitive pricing
- Efficient two-story floor plan with flexible suite configurations from 1,000 – 2,000 SF
- Ample natural light throughout
- On-site surface parking with convenient access for clients and employees (3.86/1,000 SF ratio)
- Commercial Office Condo with potential for medical practices, law firms, financial services, or creative offices (Buyers to verify use is compatible with zoning)
- Ownership opportunity in a stable, established office community
- Strong demographics and professional tenant mix in Campus Commons
- Move-in ready with potential for customization
- Surrounded by established businesses and affluent residential neighborhoods
- **Zoning:** OB-PC
- **Year Built:** 1984



FLOOR PLAN

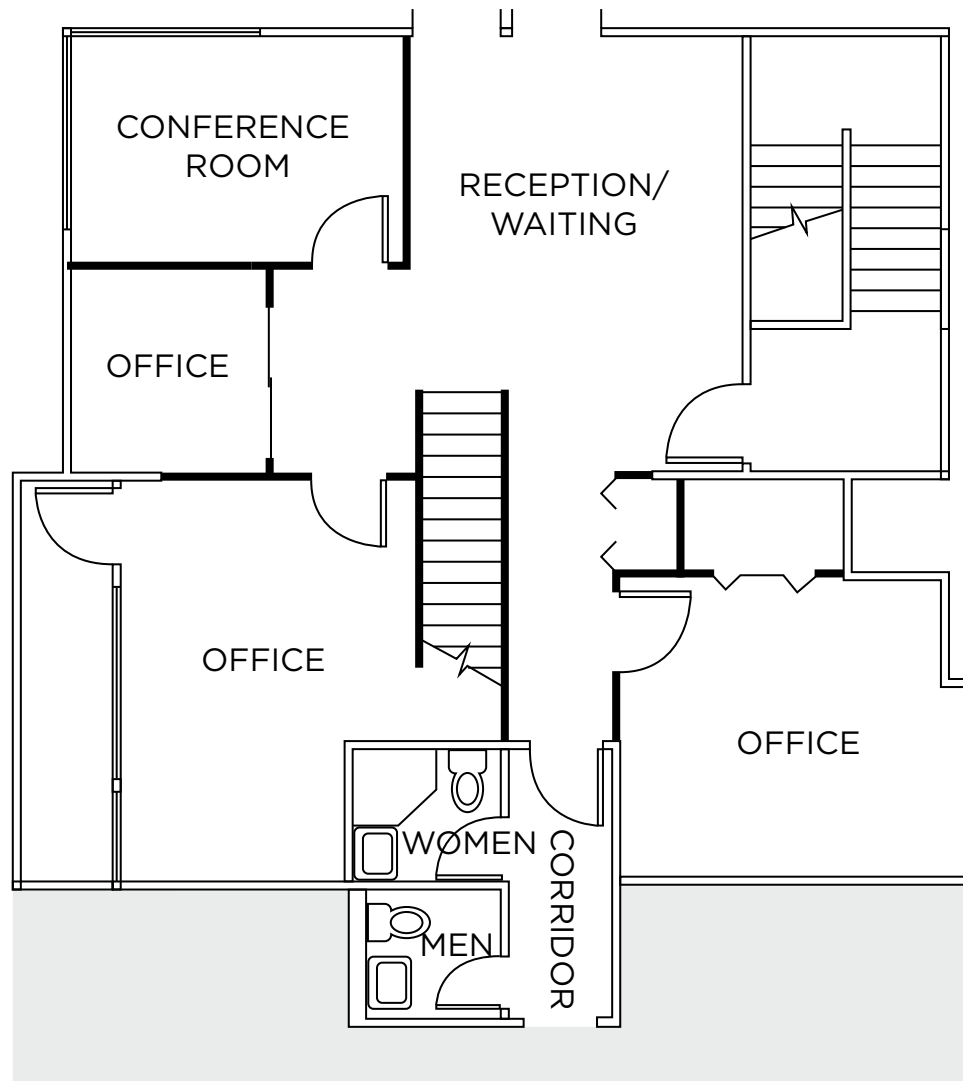
**FIRST FLOOR
SUITE 100
982 SF**



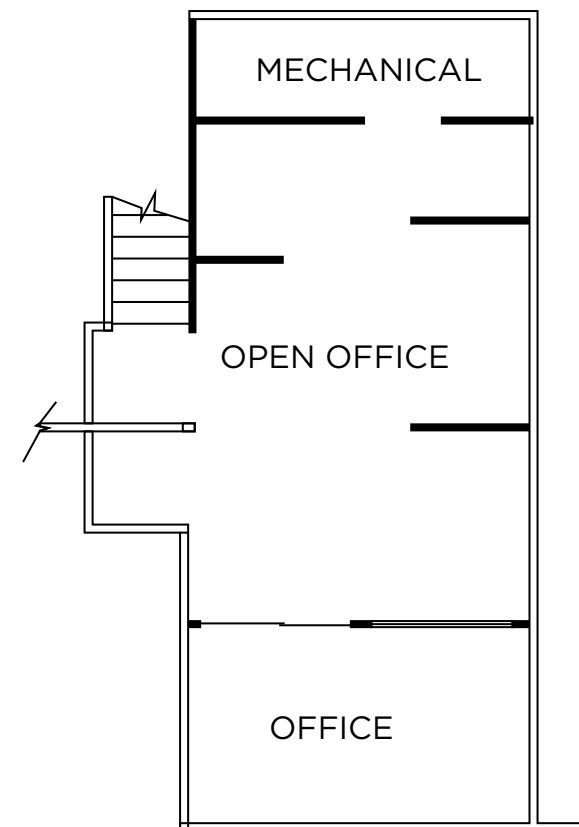
**Not to Scale*

FLOOR PLAN

SECOND FLOOR SUITE 201 1,518 SF



MEZZANINE



**Not to Scale*



AERIAL MAP

945 UNIVERSITY AVENUE

Guy West Bridge

University Ave

California State University, Sacramento

State University Dr

College Town Dr

AMENITIES MAP



1

- Pearls Boba
- Bennett's American Cooking
- Ike's Love & Sandwiches
- Safeway
- Citi
- Buckhorn's BBQ + Grill
- Menchie's
- Urban Plates
- Tasty Dumpling
- Cold Stone Creamery
- The Melt

2

- Cafe Bernardo
- Ruth's Chris Steakhouse
- Wildwood Kitchen Bar
- Piatti Restaurant Bar

3

- Lemongrass Restaurant
- Jack's Urban Eats
- Chipotle Mexican Grill
- Nothing Bundt Cakes
- Moneygram
- Smashburger
- Noah's NY Bagels
- Boudin SF
- Taqueria Los Compadres
- Yo-Yo Yogurt
- Miyagi Bar & Sushi
- Wells Fargo Bank

PROPERTY PHOTOS





CONTACT INFORMATION

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